

MINUTES OF MEETING
SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Wednesday, September 9, 2026, at 1:00 p.m. at the Good News Church, 573 West Twincourt Trail, St. Augustine, Florida, 32095.

Present and constituting a quorum were:

Jacob Dunn	Vice Chairman
Wendy Hartley	Supervisor
Jerry Walters	Supervisor
Mindy Gellmann <i>by phone</i>	Supervisor

Also, present were:

Daniel Laughlin	District Manager
Sarah Sweeting	District Manager
Wes Haber <i>by phone</i>	District Counsel
Elena Barron	GMS
Dan Wright	GMS
Nicole Janzen	First Service
Sarah Burkmier	First Service
Louis Cowling	DreamFinders
Mike Silverstein	Gulfstream
Steve McAvoy	Brightview
Dupree Juwan	Brightview

The following is a summary of the actions taken at the September 9, 2026, Six Mile Creek Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 1:00 p.m. Three Supervisors were present in person constituting a quorum.

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SECOND ORDER OF BUSINESS

Invocation by Pastor Clint

Mr. Laughlin introduced Paster Clint, who delivered the invocation.

THIRD ORDER OF BUSINESS

The Pledge of Allegiance

The Board recited the Pledge of Allegiance.

FOURTH ORDER OF BUSINESS

Audience Comments

Mr. Laughlin opened the audience comment period regarding agenda items. There being no comments, the Board moved on to the next agenda item.

FIFTH ORDER OF BUSINESS

Landscape & Lake Maintenance Update

A. Brightview (TrailMark)

1. Communication Report

2. Quality Site Assessment

Mr. McAvoy provided an update on landscape maintenance throughout TrailMark. Staff reported that pruning is ongoing, the nature trails have been maintained and mowed, and the athletic fields have been pruned and are scheduled for another treatment. Flowers were also scheduled to be replaced at the community entrance.

The Board discussed landscaping near the mailboxes and noted that the existing plumbago plants were in poor condition. Brightview advised that the plants had been cut back to determine whether they would recover; however, alternative plant material may be considered. Similar concerns were noted near the three canals. The Board also discussed potentially adding park benches in smaller park areas.

Brightview reviewed potential landscape enhancements and renderings for several areas, including the Asian line area and the three canals. The Board requested that additional renderings and options be brought back for consideration, including possible improvements at both intersections. Staff noted that irrigation is already available in the areas discussed.

3. Proposal for Plant Restore

Staff presented a Brightview proposal for plant restoration in the berm area as a follow-up to the previous month's discussion regarding plants damaged by fire. The proposed replacement

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plantings were shown in the rendering under Item No. 7 of the Quality Site Assessment. The proposal totaled \$1,229.92.

On MOTION by Mr. Dunn, seconded by Ms. Hartley, with all in favor, the Brightview Proposal for Plant Restoration in the Amount of \$1,229.92, was approved.

4. Proposal for Oak Grove/Athletic Field Structural Pruning

Staff presented a Brightview proposal for structural pruning at the Oak Grove Athletic Field in the amount of \$2,000. The work included pruning a large tree near the clubhouse and sidewalk, as well as a tree adjacent to the athletic field. Additional trees presenting potential hazards were identified and may be addressed separately or incorporated into future work. The Board also discussed the possible need to replace several large trees in the area over time.

On MOTION by Mr. Dunn, seconded by Mr. Walters, with all in favor, the Brightview Proposal for Oak Grove/Athletic Field Structural Pruning in the Amount of \$2,000, was approved.

B. Brightview (Reverie)

1. Communication Report

2. Quality Site Assessment

Brightview reported that sod installation, replacement of freeze-damaged plants, and mulching had been completed throughout Reverie, improving the overall appearance of the landscaping. Several declining plants unrelated to freeze damage remain, and staff will evaluate future replacements, particularly in focal areas and around the pool. Turf treatment and fertilization were scheduled for the week. Staff also reported that the irrigation system has been performing well, with no significant issues reported recently.

3. Clubhouse Sod Install

The Board reviewed a proposal for turf replacement at the clubhouse in the amount of \$1,374.39. Several highly visible areas of turf had declined beyond recovery, which staff indicated was likely related to previous irrigation issues.

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On MOTION by Mr. Dunn, seconded by Mr. Walters, with all in favor, the Brightview Proposal for Clubhouse Sod Install in the Amount of \$1,374.39, was approved.

C. Florida Waterways

1. TrailMark Report

2. Reverie Report

Florida Waterways presented the August service report and advised that both TrailMark and Reverie had recently been serviced. Due to continued high temperatures, algae remain present and will continue to be treated as needed. Shoreline grasses are also being treated, including cattails in several newer ponds.

The Board discussed recent heavy rainfall and its effect on pond levels and erosion. Staff advised that pond levels should generally recover within approximately 48 hours following significant rain events. A recent fish kill in Pond 32 was also discussed. Florida Waterways reviewed its treatment history and dissolved oxygen testing and indicated that the fish kill did not appear to be directly related to chemical treatment.

Discussion followed regarding shoreline erosion and the benefits of establishing littoral vegetation to stabilize pond banks. Staff explained that vegetation can help reduce erosion, improve long-term pond management, and potentially reduce the need for more costly bank restoration. The District currently has approximately 49 ponds, with littoral plantings established in four ponds. The Board discussed beginning with a smaller sample area or focusing on ponds experiencing the most significant erosion. Florida Waterways estimated littoral plantings at approximately \$15 per linear foot, depending on plant type and density. The Board requested additional information and potential options for consideration at a future meeting.

The Board discussed the use of littoral vegetation and cattails in the ponds, including concerns regarding appearance and maintenance. Florida Waterways advised that native littoral species could be selected that would not significantly obstruct pond views and noted that cattails generally require continued management due to their invasive nature.

The Board also discussed litter observed in the R4 area. Staff indicated that the debris consisted primarily of cups, bags and bottles and may be associated with nearby construction activity.

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SIXTH ORDER OF BUSINESS**Discussion of Resident Suspension**

Mr. Laughlin advised that the resident suspension matter involved the household previously suspended for one year following vandalism by two minors. The residents had attended the previous meeting but were unable to remain to address the Board. Staff reported that the resident was unable to attend the current meeting due to illness. Following discussion, the Board agreed to table the matter until the next meeting to provide the resident an opportunity to address the Board.

SEVENTH ORDER OF BUSINESS**Consideration of Community Requests:****A. Quarterly Puzzle Exchange (DiPianta)**

Staff presented a resident request to hold a monthly or bi-monthly puzzle exchange at the Welcome Center. There would be no cost to the District, and the resident would coordinate the exchange subject to availability of the facility.

On MOTION by Mr. Dunn, seconded by Ms. Hartley, with all in favor, the Quarterly Puzzle Exchange, was approved.

B. Turkey Trot (Strauss)

Staff presented a resident request to hold a resident-run Turkey Trot. Participants would run approximately three to four laps around the amenity center, with the course marked and volunteers assisting as needed. The Board discussed potential insurance and police presence and noted that the event would be organized and operated by residents, similar to prior years, without road closures. Staff clarified that a separate professionally organized race with Florida Race Day is being planned for February and would include insurance and official timing.

On MOTION by Mr. Dunn, seconded by Ms. Hartley, with all in favor, the Resident-Run Turkey Trot, was approved.

C. Charcuterie Chics Florida

The Board considered a request from Charcuterie Chics Florida to offer a hands-on charcuterie workshop for residents. The proposed 90-minute class would include instruction, supplies, setup and cleanup, with participants creating individual charcuterie boards to take home. The cost would be \$65 per resident, discounted from the vendor's standard \$85 workshop rate.

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The vendor advised that she is licensed and insured and would not provide alcohol. The initial plan is to offer one class and evaluate resident interest before considering additional workshops.

On MOTION by Mr. Walters, seconded by Mr. Dunn, with all in favor, the Charcuterie Chics Florida Request, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Fence Easement Encroachment Application – Lot 160

The Board considered a fence easement encroachment request for Lot 160. Staff explained that the property contains a 30-foot easement, with approximately 15 feet located on the resident's property and an additional eight-foot maintenance area adjacent to the pond. The resident clarified that the proposed fence would not extend into the eight-foot pond maintenance area.

The Board discussed maintaining sufficient access for District maintenance and the need for gates to allow access to the pond and easement area. Staff advised that an encroachment agreement would be prepared by District Counsel and recorded with the property, requiring the homeowner or any future owner to relocate or remove the fence at their expense if District access to the easement is required.

On MOTION by Mr. Dunn, seconded by Mr. Walters, with all in favor, the Fence Easement Encroachment Application for Lot 160, was approved.

NINTH ORDER OF BUSINESS

Consideration of Proposals:

A. TrailMark

1. Proposals for Pressure Washing at Kayak Launch

Mr. Laughlin presented three proposals for pressure washing the TrailMark kayak launch area, including the sidewalk, boardwalk and rubber launch dock. Pricing ranged from approximately \$500 to \$1,100. Staff advised that the proposals were comparable in scope and that a soft-wash method would be used without bleach to protect the surrounding vegetation.

On MOTION by Mr. Dunn, seconded by Ms. Hartley, with all in favor, the All About Water Proposal for Pressure Washing at Kayak Launch in the Amount of \$500, was approved.

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B. Reverie**1. M&G Holiday Lighting**

Staff presented the M&G Holiday Lighting proposal for Reverie, utilizing the same company and installation design as the previous year. Staff advised that the proposal was within the budget and appeared consistent with the prior year's pricing.

On MOTION by Mr. Dunn, seconded by Ms. Hartley, with all in favor, the M&G Holiday Lighting Proposal in the Amount of \$6,276.97, was approved.

2. CES Pool Heater Repair

Staff presented a CES proposal for repairs to the Reverie pool heater but recommended holding the item until additional information could be obtained. The Board discussed the recurring equipment issue, noting that repairs had also been required the previous year. Staff indicated that two companies had evaluated the equipment and generally provided similar assessments, with the actuator valve and related components appearing to be the source of the current problem.

The Board requested additional information regarding the cause of the recurring failure, the proposed repair, and applicable manufacturer and installation warranties. Staff noted that the manufacturer's warranty on the referenced parts appeared to be 90 days, while an installation warranty was not identified in the proposal. The Board agreed to table the proposal until the next meeting to allow staff to obtain additional information and warranty details.

TENTH ORDER OF BUSINESS**Consideration of:****A. Gulfstream Field Report on Pond 32 Bank Erosion****1. Proposal from Ground Control of Florida for Pond Bank Reconstruction**

The Board reviewed the field report regarding erosion at Pond 32 and considered proposals from Ground Control of Florida for traditional pond bank restoration and an alternative SOX erosion-control system. Staff explained that the erosion appeared consistent with localized grading and sod issues commonly found along newer pond banks. The traditional restoration method would involve regrading the affected area, utilizing fill material as necessary and installing new sod. Staff advised that this approach was significantly less expensive than the SOX system and appeared appropriate for the existing conditions.

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The Board also discussed the condition of the grass near the affected area and whether herbicide, landscaping activities or other conditions on the adjacent property may have contributed to the damage. Staff agreed to communicate with the homeowner regarding the area. The Board requested that the restoration documents specifically require the contractor to restore any easements, rights-of-way, sidewalks, curbs, sod or other areas disturbed during the work.

On MOTION by Mr. Dunn, seconded by Mr. Walters, with all in favor, the Ground Control of Florida Pond Bank Proposal, Contingent Upon Inclusion of Language Requiring Restoration of Any Areas Disturbed During work, was approved.

2. Proposals to Install Sox Product

The Board reviewed proposals utilizing the SOX erosion-control system as an alternative to conventional pond bank restoration. Staff explained that SOX products can be effective for certain applications, particularly significant or recurring erosion and new pond construction; however, the conditions at Pond 32 appeared suitable for conventional grading and sod restoration. The Board discussed the substantially higher cost of the SOX option and determined that traditional restoration was appropriate at this time. No action was taken on the proposals to install the SOX product.

B. TrailMark Drive Drainage

Mr. Laughlin provided an update regarding a drainage inlet along the inbound lane of TrailMark Drive where a small depression had developed. The County inspected the area and completed a patch repair. Staff advised that the County did not identify any additional issues requiring work at this time. The matter was considered resolved, and staff will continue to monitor the area and provide updates if further issues arise.

C. White Rabbit Run Sidewalk Ponding

The District Engineer discussed reported sidewalk ponding along White Rabbit Run and explained that minor low areas can occur where sidewalk sections do not properly connect or slope for drainage. As a practical measure, homeowners may edge the adjacent grass slightly deeper to create a path for water to drain toward the nearest driveway apron and roadway. Correcting the

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sidewalk itself would generally require removal and replacement of the affected sections and was not recommended for minor ponding.

The Engineer noted that the sidewalks are located within County rights-of-way and that the County would generally only consider replacement for a significant condition, such as cracking or a trip or slip hazard. Minor standing water that dissipates within approximately 48 hours would typically not warrant corrective work. The Board also discussed mildew that may develop in areas where water collects and noted that routine cleaning or pressure washing would generally be the homeowner's responsibility.

No action was taken. The item was provided for informational purposes, and residents with future concerns may be directed to the County's Road and Bridge Department.

ELEVENTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Engineer Items – Report****B. Approval of Minutes of the August 10, 2026 Meeting****C. Ratification of Next Day Access Northeast Florida Proposal for Pool Lift (TrailMark)****D. Balance Sheet as of July 31, 2026 and Statement of Revenues and Expenses for the Period Ending July 31, 2026****E. Assessment Receipt Schedule****F. Check Register**

Mr. Laughlin presented the consent agenda, which included the Engineer's report of ongoing items being monitored, approval of the August 10, 2026, meeting minutes, ratification of the TrailMark pool lift replacement, the balance sheet and statement of revenues as of July 31, 2026, the assessment receipt schedule, and the check register totaling \$205,283.71.

Staff explained that the ADA pool lift had failed between meetings and required replacement to maintain ADA accessibility. Although repair was considered, the repair cost was more than half the cost of replacement and several components for the existing lift were no longer manufactured. Staff determined that replacement was more practical than investing in repairs to equipment that would likely require eventual replacement.

On MOTION by Mr. Dunn, seconded by Mr. Walters, with all in favor, the Consent Agenda, was approved.

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TWELFTH ORDER OF BUSINESS

Other Business

There was no other business, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had no report for the Board.

B. Engineer – Discussion of Pond Bank Rehab (Reverie)

The District Engineer reported that several pay requisitions had been processed during the month. The Engineer also discussed a resident concern regarding a muddy area near Evening Star Trace located on District-owned property that is not currently maintained. Staff advised that the area may have originally been intended as a buffer and is reviewing the applicable plans and PUD requirements to determine its designation.

The Engineer noted that there are discrepancies among the original drawings and other development documents regarding the area. Staff will determine whether the property is designated as a screening buffer or a wetland buffer. If it is a screening buffer, maintenance may be appropriate; if it is a wetland buffer, the area would generally remain undisturbed. Staff will continue researching the matter and provide additional information.

C. Manager – Update to Agreement for Amenity Management and Operations & Maintenance On Site Services

Mr. Laughlin provided an update regarding the District's Amenity Management and Operations Agreement. Staff explained that GMS is restructuring its onsite operations and amenity management services under Community Association Lifestyle Management (CALM). The change is primarily related to insurance considerations and separating onsite operational services, which require higher insurance coverage, from GMS's district management and administrative services. There will be no change in services or pricing as a result of the transition.

On MOTION by Mr. Dunn, seconded by Ms. Hartley, with all in favor, the Update to Agreement for Amenity Management and Operations & Maintenance On Site Services, was approved.

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D. TrailMark Operations & Amenities**1. Report**

Ms. Barron reported that the Back-to-School Bash was combined with the End-of-Summer Party due to the initial event being canceled. The event included giveaways, mini golf, snow cones, cotton candy and Chick-fil-A.

Upcoming October events include a Halloween Paint Night, a tentative Halloween costume party and a children's Halloween kickoff prior to trick-or-treating. A Kids Night Out is also planned, allowing parents to drop children off at the Camp House for pizza and activities. A previously scheduled food truck was moved from November to October due to vendor availability, and Bingo is also planned.

Ms. Barron also provided an update on the Fall Bash, scheduled for the Saturday before Halloween from 5:00 to 7:00 p.m. The event will include bounce houses, mini golf, games, character/princess appearances, food trucks and additional family activities. Police presence has been coordinated to assist with pedestrian traffic and parking.

Mr. Wright reported several completed maintenance items, including installation of a new sink at the Welcome Center, palm tree pruning at the pool deck and recreation field, installation of the previously approved gym benches, staining of the fences near the kayak launch area, and pressure washing of the Camp House. The approved weight rack is expected to be installed within the next several weeks. Staff continues to obtain flooring and cabinet proposals for the Welcome Center, and electrical work associated with the previously approved well project is nearing completion.

Mr. Wright also discussed the newly completed High Tech security system at the amenity center. Because the system utilizes motion sensors and voice monitoring when armed, the existing security guard would be unable to conduct normal patrols inside the facility without triggering the system. The Board discussed whether continued security guard services were necessary now that the monitored system is operational and whether the resulting savings could instead be used to increase the District's off-duty St. Johns County Sheriff's Office coverage. The Board discussed the importance of maintaining a visible law enforcement presence within the community and requested that staff coordinate the preferred patrol schedule with the Sheriff's Office.

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On MOTION by Mr. Dunn, seconded by Mr. Ms. Hartley, with all in favor, Termination of the Security Company Agreement and Doubling the District's Off-Duty St. Johns County Sheriff's Office Hours, was approved.

E. Reverie Reports

1. DFH Updates

There were no DFH updates.

2. Operations (*First Service*) – Report

Ms. Janzen provided an update on routine maintenance and ongoing operational items at Reverie. A resident reported a possible allergy concern related to cleaning products used at the Amenity Center, and staff is reviewing the products and corresponding safety information. Routine maintenance included rotating pool furniture and continuing staining of the wood trim along fences and signs. A kitchen counter repair was completed following a fire inspection.

Ms. Janzen reported that the hot tub continues to intermittently trip the breaker and remains under investigation. The gym thermostat replacement remains pending and is under warranty. The gate system experienced additional intermittent issues after a sensor was previously replaced; staff will continue working with the vendor to determine the underlying cause.

Ms. Janzen also provided an update on irrigation concerns. A specialist identified amperage spikes during irrigation zone changes and located a valve at the clubhouse entrance that had remained open. The valve was replaced, and the system has operated properly since that time. Staff will continue monitoring the system. Grass carpet installation is anticipated for the fall in coordination with Florida Waterways, with timing to be coordinated around installation of the holiday lighting.

The Board also revisited acoustical concerns in the Tavern area. Previous consideration of acoustic panels was determined to be cost prohibitive. The Board requested that staff research other feasible, lower-cost options that may help reduce the echo in the area.

3. Lifestyles (*OnPlace*) – Report

Staff reported that the September Labor Day Duo event had a strong turnout and included catered barbecue, live music and dance performances. Upcoming September activities include a trip to the St. Augustine Wild Reserve for a behind-the-scenes tour, two dinner outings, a St.

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Augustine Distillery tour on September 16th and the launch of a new Garden Club on September 25th featuring a guest speaker and raffle prizes.

October events will include Oktoberfest at the Beer Garden with live music and a Halloween Costume Party on October 30th.

FOURTEENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Laughlin asked for Supervisor's requests. There being no Supervisor requests, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

Resident (Ms. Tennison) discussed several amenity and lifestyle-related items, including the possibility of installing acoustic ceiling tiles in the Reverie amenity space to improve sound quality. The resident also complimented the current lifestyle programming and requested consideration of additional improvements, including digital payment options for events, replacement of promised outdoor amenities, removal of an unused exercise-room stand and the possibility of allowing residents to rent amenity space for private events. Staff noted that digital payment capabilities are being addressed and agreed to follow up on the additional items.

Resident (Ms. Freedman) requested follow-up on previously discussed improvements within Reverie, including the flagpole, fire pit, pickleball lighting and related features that had not yet been completed.

A resident raised concerns regarding pond bank erosion near Blackbird Lane and requested clarification regarding whether the affected area was included in the erosion work being addressed by the developer. Staff agreed to review the location and requested additional information regarding nearby irrigation concerns.

Residents also discussed a proposed multi-use pedestrian trail from Goldenrod Drive providing access to the nearby school. Residents stated that they supported pedestrian connectivity to the school but expressed concerns regarding the proposed alignment directly behind existing homes, including privacy and security, increased pedestrian and bicycle traffic, after-hours use and potential impacts to access through the residential entrance. Residents requested that alternative routes be considered and that the current alignment not move forward until alternatives have been evaluated and affected residents have had an opportunity to participate in the process.

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SIXTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 14,
2026 at 1:00 p.m. @ Good News Church
(WGV)**

Mr. Laughlin noted the next meeting is scheduled for October 14, 2026.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

Mr. Laughlin asked for a motion to adjourn the meeting.

On MOTION by Mr. Dunn, seconded by Ms. Hartley, with all in favor, the meeting was adjourned.

Signed by:

Daniel Laughlin

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Secretary/Assistant Secretary

Signed by:

[Signature]

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Chairman/Vice Chairman